

Guide Price £475,000 | 4 Bedrooms.



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# What it's got.

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Walking in you are greeted by a feeling of space due to the open plan dining area which allows the natural light to flood through. You can access the front sun terrace from here which is great for enjoying morning coffee. From the hallway is a utility/ downstairs cloakroom. Moving to the rear of the house you will find an impressive lounge area with feature fireplace and patio doors leading onto a large conservatory where you can enjoy a pleasant outlook of the garden. The kitchen boasts a range of units and again enjoys views across to the garden. You can access the garden via a personal door and a walk-in pantry.

Upstairs you will find four good sized bedrooms, the master enjoying its own en-suite. There is a main family bathroom, airing cupboard and access to loft space too.

The garden is enchanting with an abundance of mature trees, shrubs, and plant borders. Laid out on several tiers with a patio area and steps leading up to the top of the garden where you will find a large flat lawn area which enjoys impressive far-reaching views towards Poole harbour and the Purbeck Hills beyond. A great spot to enjoy the sunsets & rises!

To the front there is a driveway for 2/3 cars leading to a double garage with workshop area.







## What the owner says.

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“We chose Felton road to live as the property has plenty of room for growing children and is central to both towns and beach. Some 40 plus years later & many happy memories we will be sad to say goodbye to our lovely neighbours and the community of the close”



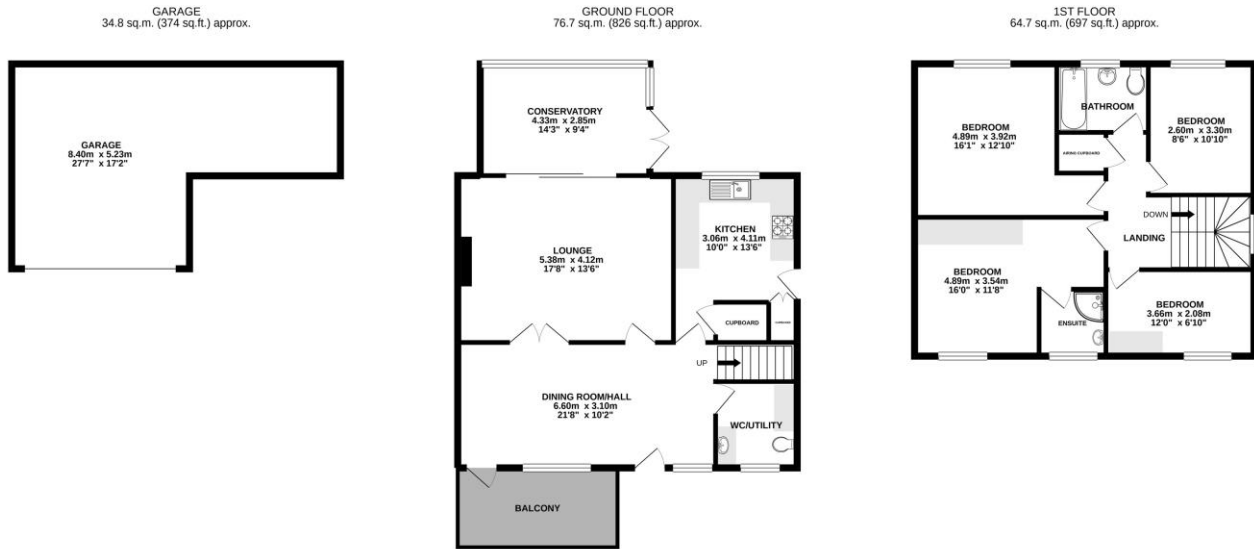
## Where it is.

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Felton Road is development built in the 60's/70's with a variation of chalet bungalows and houses. This house is one of the larger styles and is situated in a quiet cul-de-sac. You are convenient to local amenities and transport services. Within walking distance is the newly built Ocean Academy Junior school. Ashley Cross with its array of amenities, fashionable bars, and trendy bistros. You can also find Parkstone station here which offers direct routes to Waterloo, London ideal for commuters. Poole town centre and the award-winning beaches of Sandbanks are in easy reach.



# 58 Felton Road, Lower Parkstone, Poole, BH14 0QS



TOTAL FLOOR AREA: 176.2 sq.m. (1897 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Technical bits.

- Approx. 1/3 acre plot
- Approx. 1897 sq. ft
- Energy rating - C
- Views of Poole Harbour from upper garden level
- Four good sized bedrooms
- Family bathroom, ensuite & cloakroom
- New roof (2019) with 25-year guarantee
- Quiet cul-de-sac location
- In need of modernisation
- Popular school catchment

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